

Denise Sheath

From: Daphney Haywood
Sent: 07 October 2013 11:04
To: bst shared
Subject: FW: Environment Agency response to APP/13/00639 Drainage comments for meridio and web please

From: Steve Mountain
Sent: 07 October 2013 11:02
To: Daphney Haywood
Subject: RE: Environment Agency response to APP/13/00639 Land north of Station Road/East of Furniss Way

As an outline application I have no objection as to the principle of what is proposed re drainage. I do have concerns over layout and would like a condition that existing ditches are maintained and the site layout carried out in such a way that the ditches remain accessible and maintainable. What I want to avoid is the ditches either being culverted, or ending up in a dead 'no mans land' at bottom of gardens.

Best wishes

Steve Mountain
Special Projects Engineer
Transport & Implementation Team
Environment & Neighbourhood Quality
Havant Borough Council
Southmoor Offices and Depot, 2 Penner Road, Havant, PO9 1QH
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From: Daphney Haywood
Sent: 03 October 2013 10:08
To: Steve Mountain
Subject: FW: Environment Agency response to APP/13/00639 Land north of Station Road/East of Furniss Way
Importance: High

Steve

I am not sure you were actually consulted on this - apologies if that was the case. It is an outline application for 59 dwellings and employment floorspace on a draft allocation site. Link to meridio below
<http://meridiointg/AcolaidIntegration/SearchDocuments.aspx?cplIdentifier2=APP/13/00639>

link to drainage strategy and flood risk:-
<http://meridiointg/AcolaidIntegration/GetDocumentContent.aspx?documentId=915925&filename=>
The appendices if you need them are indexed separately in meridio - alternatively I have hard copy if that would help.

Could I please have your comments.

regards

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From: Daphney Haywood
Sent: 01 August 2013 16:19
To: Steve Mountain
Subject: FW: Environment Agency response to APP/13/00639 Land north of Station Road/East of Furniss Way

Hi

please see below fyi. do you have any comments on this application yet?

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From: PlanningSSD [mailto:PlanningSSD@environment-agency.gov.uk]
Sent: 16 July 2013 16:45
To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: Environment Agency response to APP/13/00639 Land north of Station Road/East of Furniss Way

Dear Planning,

Thank you for consulting us on the above application; APP/13/00639 which was received on 10 July 2013.

The site is located in Flood Zone 1, defined by the National Planning Policy Framework (NPPF) as having a low probability of flooding. In this instance, we have taken a risk based approach and will not be providing bespoke comments or reviewing the technical documents in relation to this proposal.

It is, however, a requirement of the NPPF that any planning application submitted for development that is over 1 hectare in size in Flood Zone 1 is accompanied by a Flood Risk Assessment (FRA). This requirement must still be met.

We would recommend that the FRA has demonstrated the following as a minimum:

1. That it will be feasible to balance surface water run-off to the pre-developed run-off rate for all events up to the 1 in 100 year storm (including additional climate change allowance*) and set out how this will be achieved, or achieve betterment in the surface water runoff regime; ensuring that surface water runoff will not increase flood risk to the development or third parties.
2. How sustainable drainage system techniques (SUDs) will be used with any obstacles to their use clearly justified. (This should include, where appropriate, provision for the adoption of drainage infrastructure and maintenance contribution to that party).
3. The residual risk of flooding can be managed safely should any drainage features fail or if they are subjected to an extreme flood event. Surface water may be managed above ground in designated open areas and at shallow depths for events with a return period in excess of 30 years, but this should not put people and property at unacceptable risk. Raising of ground or floor levels could be proposed to manage risk, where appropriate.
4. An assessment of flood risk associated with 'ordinary watercourses' may also be necessary as our Flood Zone Maps primarily show flooding from main rivers, not ordinary watercourses with a catchment of less than 3km².

*Climate Change - An allowance for climate change needs to be incorporated, which means adding an extra amount to peak rainfall (20% for commercial development, 30% for residential).

Further guidance on site specific FRA's can be found in the Planning Policy Statement 25 Practice Guide, which has been retained despite the cancellation of Planning Policy Statement 25.

Should you have any further queries, please do not hesitate to get in touch.

Kind Regards,

Verity Giles
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